



Dunstable Road
Toddington,
Bedfordshire, LU5 6DR
£280,000

country
properties

Set within a desirable village, this charming cottage offers a blend of character features and contemporary styling. The well presented interior comprises of a living room with feature log burning stove and open access to a delightful fitted kitchen with oak work surfaces incorporating a peninsula breakfast bar to divide the space. A rear lobby provides access to both the rear garden and ground floor bathroom with traditional style suite and stylish tiling. The principal bedroom offers ample storage via a bank of wardrobes along one wall, whilst the second bedroom also includes a storage cupboard which houses the gas fired boiler. To the rear, a generous timber decked area provides an ideal space for al-fresco dining and leads to the mainly lawned garden with timber summerhouse. Commuter links are available via the M1 (J12: 1.1 miles) and the recently opened A5-M1 link road (1.8 miles) whilst Harlington's mainline rail station is approx. 2.5 miles. EPC Rating: D.

GROUND FLOOR

ENTRANCE

Via front entrance door with opaque double glazed leaded light effect inserts to:

LIVING ROOM

Double glazed sash style window to front aspect. Feature log burning stove, set on tiled hearth within chimney breast with timber mantel. Radiator. Wood effect flooring. Recessed spotlighting to ceiling. Open access to:

KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect. A range of base and wall mounted units with oak work surface areas incorporating butler sink with routed drainer. Wall tiling. Built-in oven and hob. Space for washing machine and fridge/freezer. Breakfast bar. Stairs to first floor landing. Recessed spotlighting to ceiling. Open access to:

REAR LOBBY

Part double glazed leaded light effect door to side aspect. Door to:

BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Roll top shower bath with wall mounted mixer tap, glazed shower screen and shower unit with fixed rainfall style showerhead and additional hand-held attachment, WC with high level cistern and wash hand basin with mixer tap and storage unit beneath. Wall tiling. Heated towel rail. Tile effect flooring.

FIRST FLOOR

LANDING

Doors to all bedrooms.

BEDROOM 1

Double glazed sash style window to front aspect. Radiator. Wood effect flooring. A range of fitted wardrobes to one wall with part mirrored sliding doors.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Built-in cupboard over stair bulkhead, housing gas fired boiler.



OUTSIDE

FRONT GARDEN

Paved pathway leading to front entrance door.
Enclosed by brick walling with gated access.

REAR GARDEN

Immediately to the rear of the property is a timber decked seating area leading to lawn. Various shrubs. Outside light and cold water tap.
Summerhouse with power and light. Right of way access.

Current Council Tax Band: B.

WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;
Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

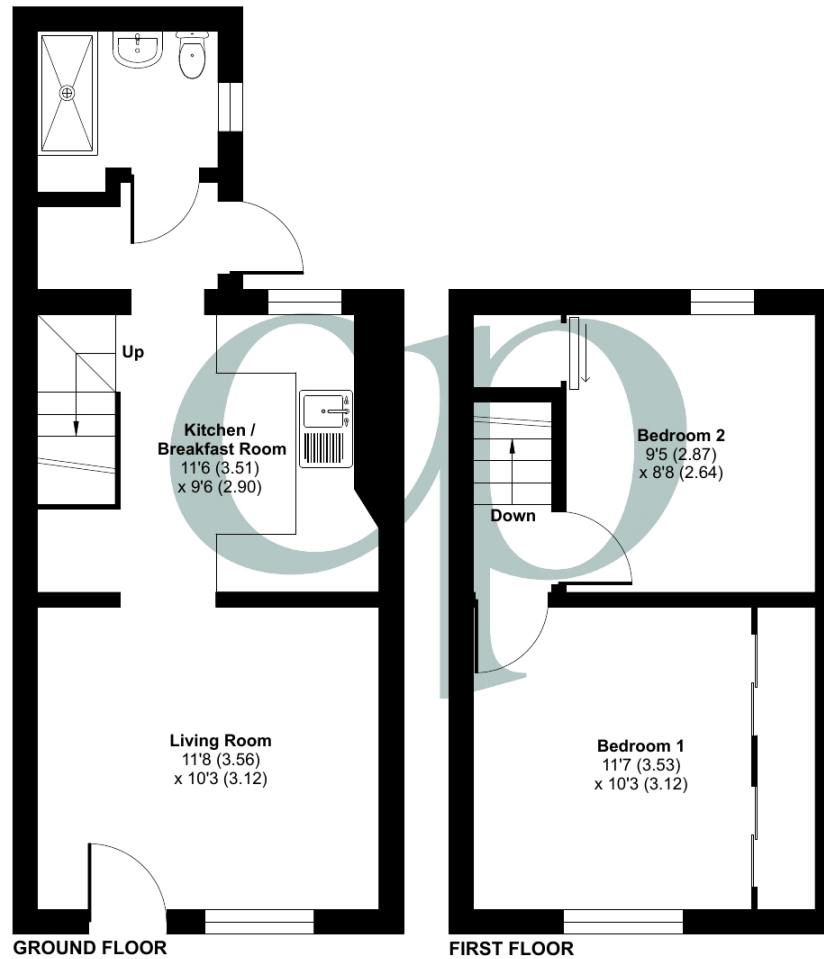
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.





Approximate Area = 534 sq ft / 49.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1091634

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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